

SOLD!! Splendid 17th-18th century house with a small courtyard and barn at the heart of a historic village.



INFORMATION

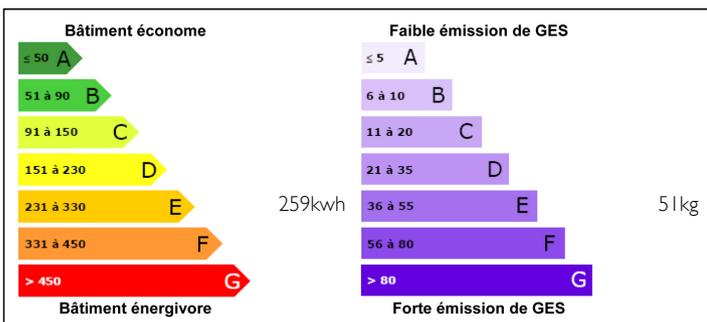
Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	4
Floor:	155 m2
Plot Size:	328 m2



IN BRIEF

This restored 17th century 3 bedroom village house with later 18th century additions is bordered by a lane, a tree covered village square, a castle and its own small courtyard with a two storey barn in the Coulaures sector. It is being sold with its contents and due to its antiquity has many original old features. It has been tastefully renovated with light bedrooms each with an up-to-date bathroom. There is a fabulous sitting room with a carved stone fireplace and original wooden wall cupboard, and the dining room and kitchen french windows open onto the courtyard behind. The courtyard is private yet the house has the security of neighbours and is ideal for those who wish to be involved in village life yet maintain their privacy within a property of limited maintenance, lovely proportions and a definite sense of class.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor

Kitchen 20 m²

Downstairs bathroom wc, wash basin and shower 4.5 m²

Dining room with large open fireplace 22 m²

Large sitting room with large fireplace and wood burner 30 m²

1st floor

Bedroom 1 10 m²

Bathroom with wc, wash basin and bath 6.5 m²

Bedroom 2 with 2 windows overlooking square and courtyard 20 m²

Ensuite bathroom wc, wash basin and shower 6 m²

Landing 15 m²

Bedroom 3 with window overlooking courtyard 19 m²

Bathroom/wetroom wc, wash basin and shower 2.5 m²

Oil central heating

Outside

Large barn area across the courtyard from the house 70 m²

LOCAL TAXES

Taxe foncière: **780 EUR**

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>